

NEIGHBORHOOD COMMERCIAL DISTRICT ORDINANCE

C i t y o f A t l a n t a
Department of Planning and Community Development
Bureau of Planning



Why do we need a new zoning ordinance?

This zoning ordinance will:

- *Preserve and enhance existing traditional neighborhood commercial areas.*
- *Implement development standards for the creation of new neighborhood oriented commercial nodes.*
- *Ensure that new development is consistent with the character of the adjacent neighborhoods.*



What is unique about this zoning category?

- *Neighborhoods can tailor certain regulations to better address their needs.*
- *Intended for districts, not individual properties.*

Are neighborhood needs really addressed by this ordinance?



The recommendations of the following neighborhood studies have been incorporated into the ordinance:

Pryor Rd, Old Fourth Ward, Auburn Ave, Peoplestown, Summerhill, Lakewood Heights, Simpson Rd, Home Park, North Highland Ave, Northwest Study, West End, Cheshire Bridge Rd, Southwest Study, East Atlanta and others.

What is the size of a neighborhood commercial district?



A neighborhood commercial district ranges in size from 1 shop to several blocks, and provides close-at-hand goods and services to nearby residences



GOAL:

*Pedestrian
circulation
that is safe,
convenient
and
attractive*



GOAL:

*Residential
uses on upper
floors*



GOAL: *Traditional buildings restored and preserved*



GOAL: *New infill development compatible with scale and character of adjoining neighborhoods*



GOAL: *Space between buildings and sidewalks reserved for pedestrian uses*



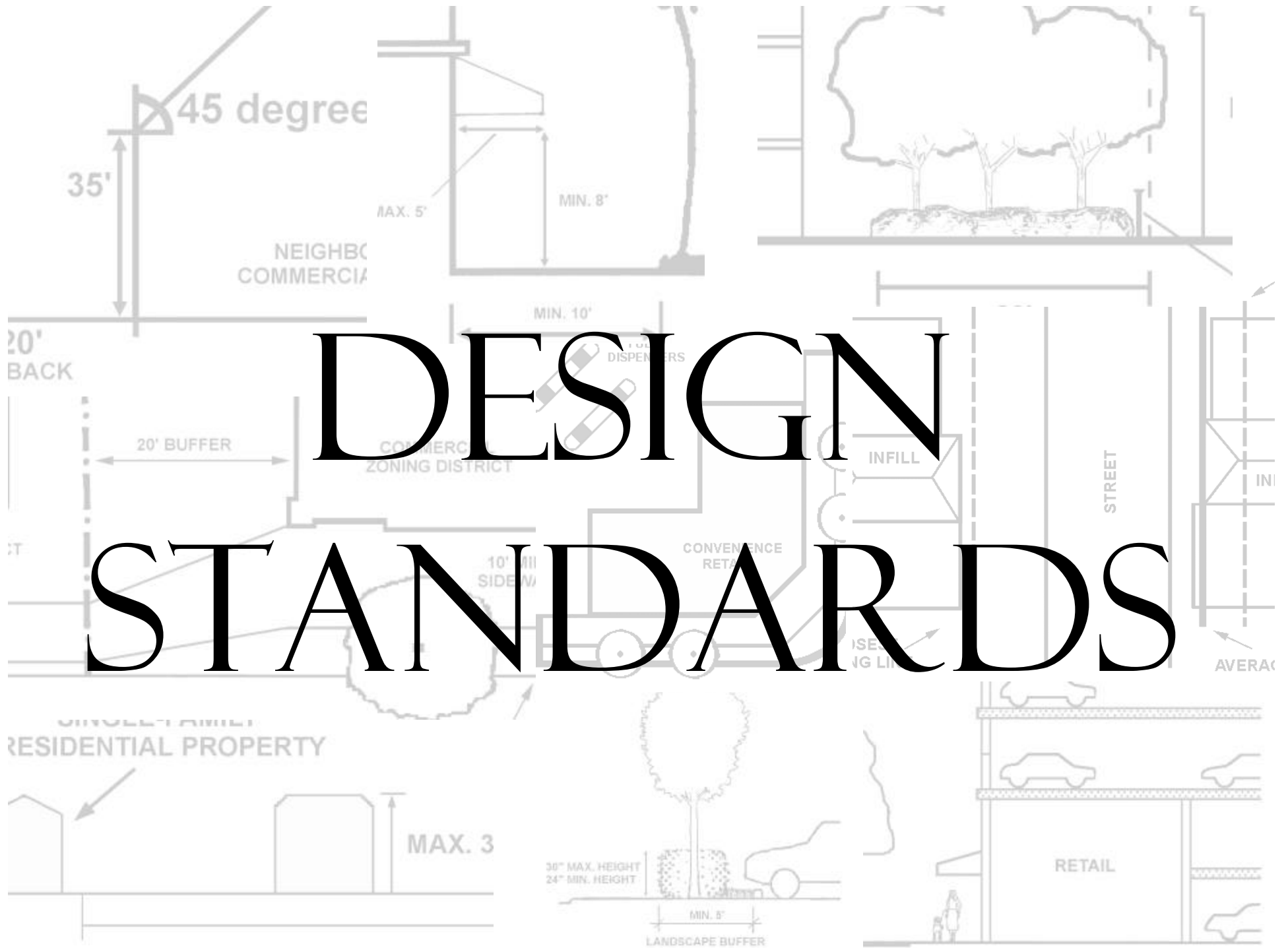
GOAL: *Adequate parking requirements*

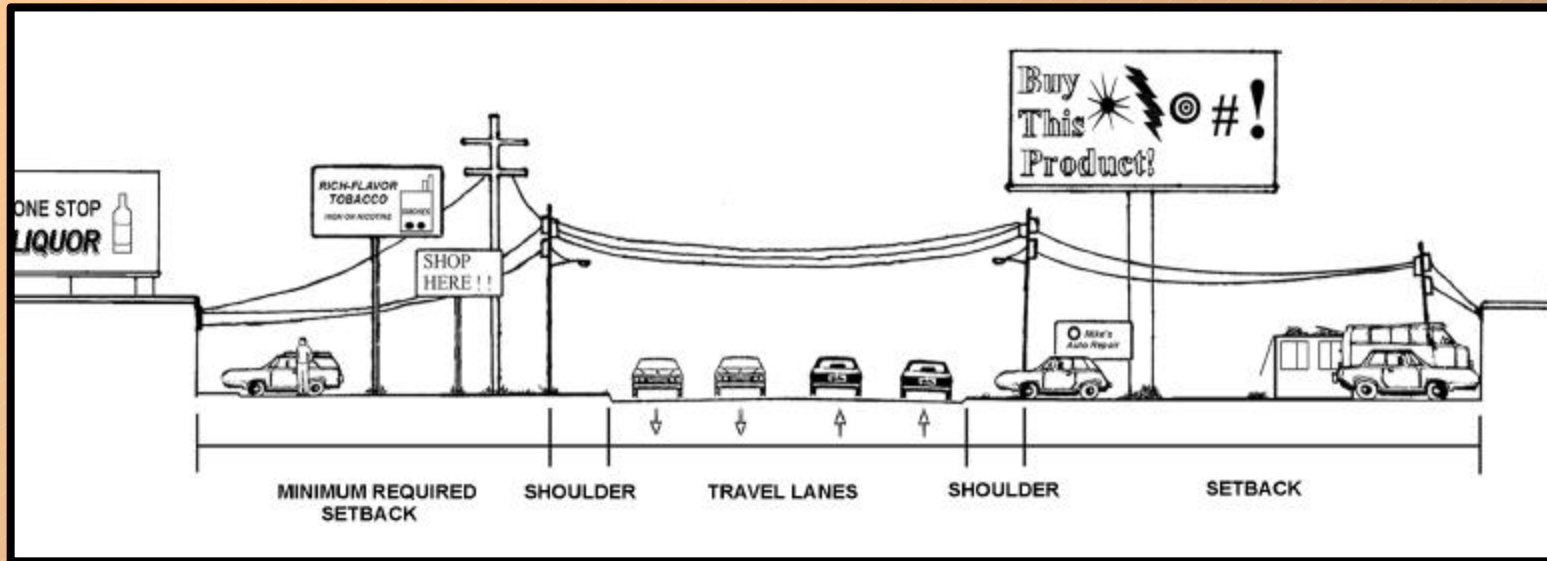


GOAL: *Nodal commercial neighborhood areas that prohibit suburban-style strip development*

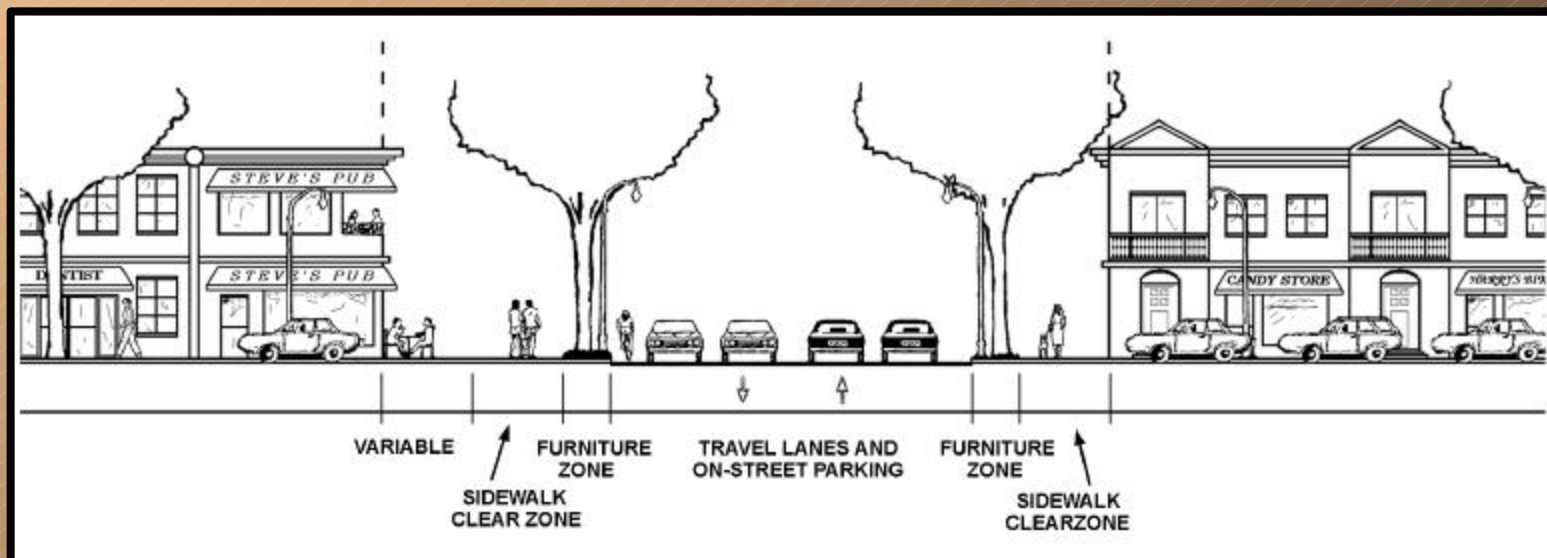


GOAL: *Retail uses adjacent to public sidewalks*





Existing Typical Streetscape



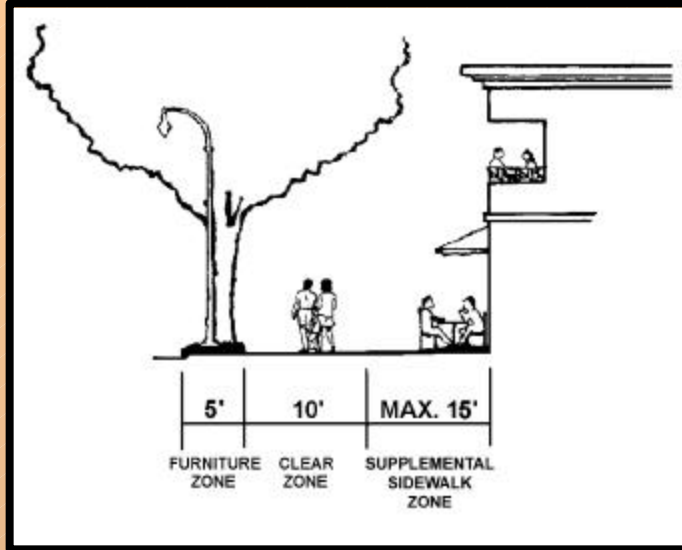
NC District Proposed Typical Streetscape

NEIGHBORHOOD USES LIMITED BY SIZE

- *Retail establishments*
- *Pharmacies*
- *Grocery stores*
- *Restaurants*
- *Gasoline service stations*



BUILDING FAÇADE LINE & SIDEWALK WIDTHS



- *The building façade line shall be no less than 15 feet and no more than 30 feet from the street curb*
- *Sidewalks shall be a minimum of 15 feet with a 10 feet wide clear zone*
- *The supplemental zone shall be located between the sidewalk and building façade, a maximum width of 15 feet*
- *The street furniture zone shall be adjacent to the curb*



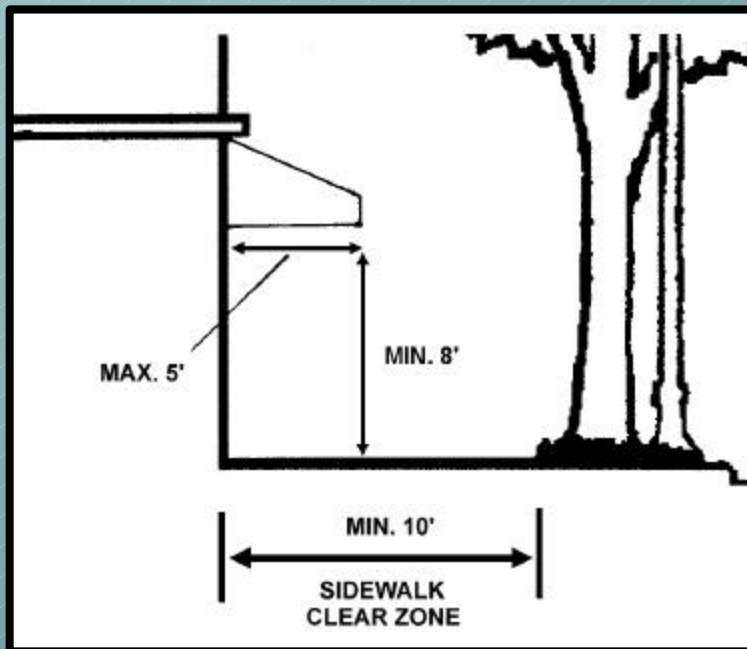
SUPPLEMENTAL ZONE



- *Located between the sidewalk and the building facade*
 - *Maximum width of 15 feet*
 - *Hardscaped and used for public plazas, terraces or accessory outdoor dining*
-
- *Accessory outdoor dining may be separated from the sidewalk only with movable planters or fencing with a maximum height of 36 inches*

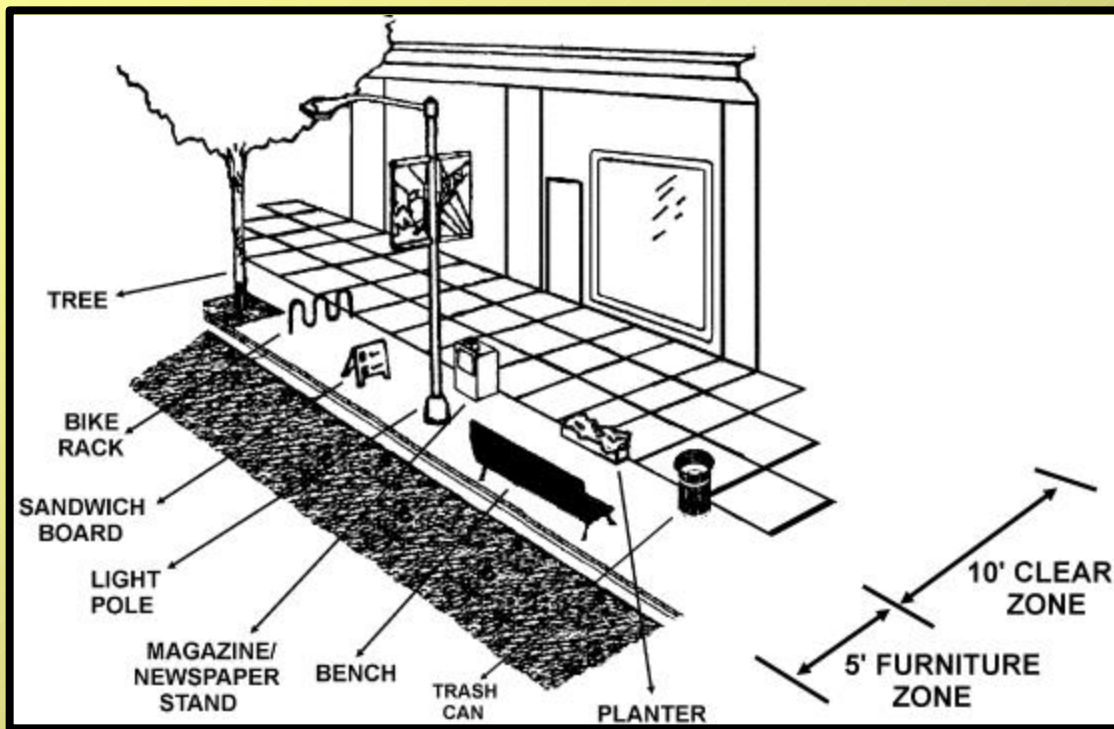
CLEAR ZONE and AWNINGS & CANOPIES

- *Awnings and canopies encroaching a maximum of 5 feet over the clear zone*
- *An unobstructed clear zone a minimum width of 10 feet and a minimum height of 8 feet*



STREET FURNITURE ZONE

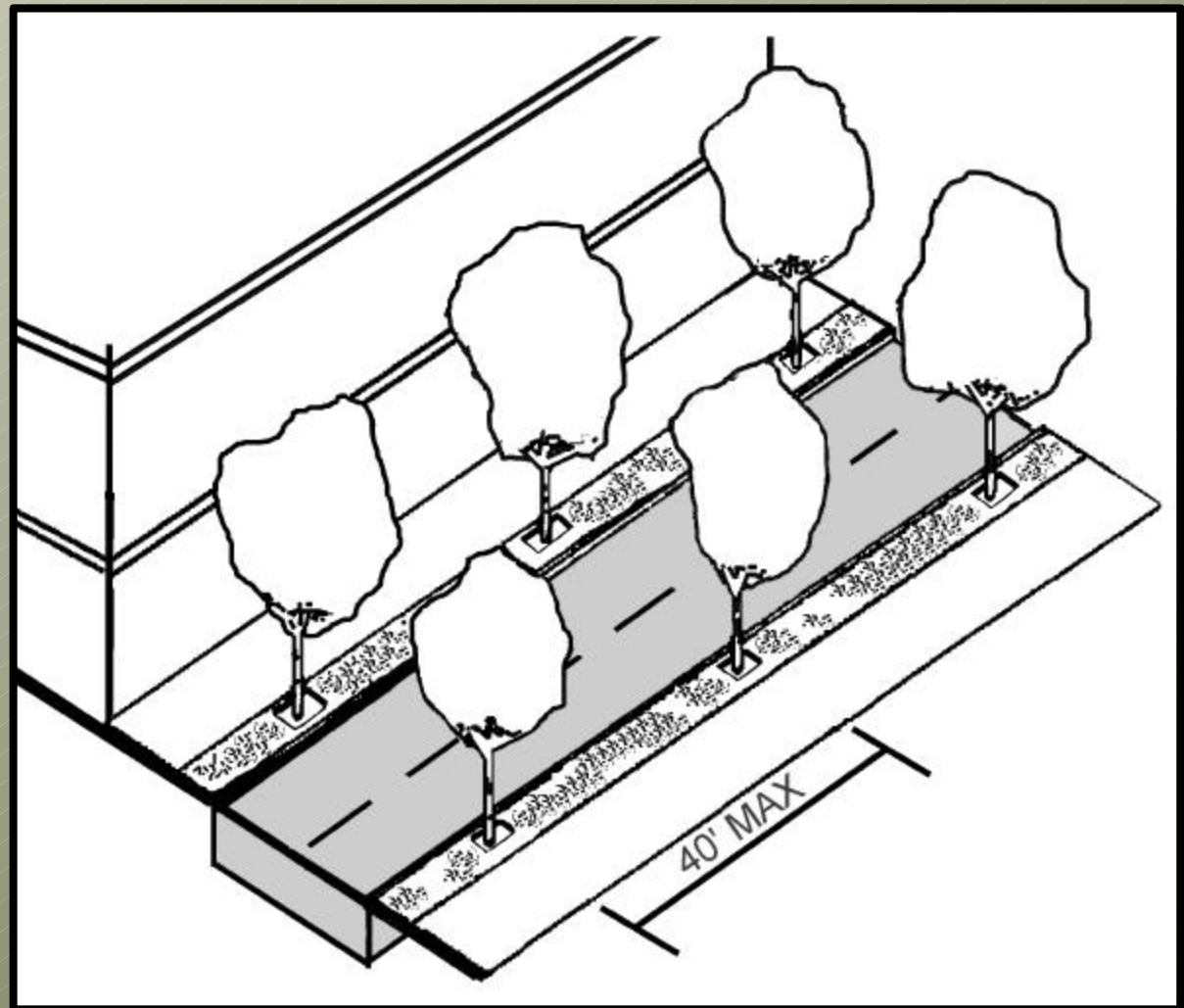
- *Minimum width of 5 feet*



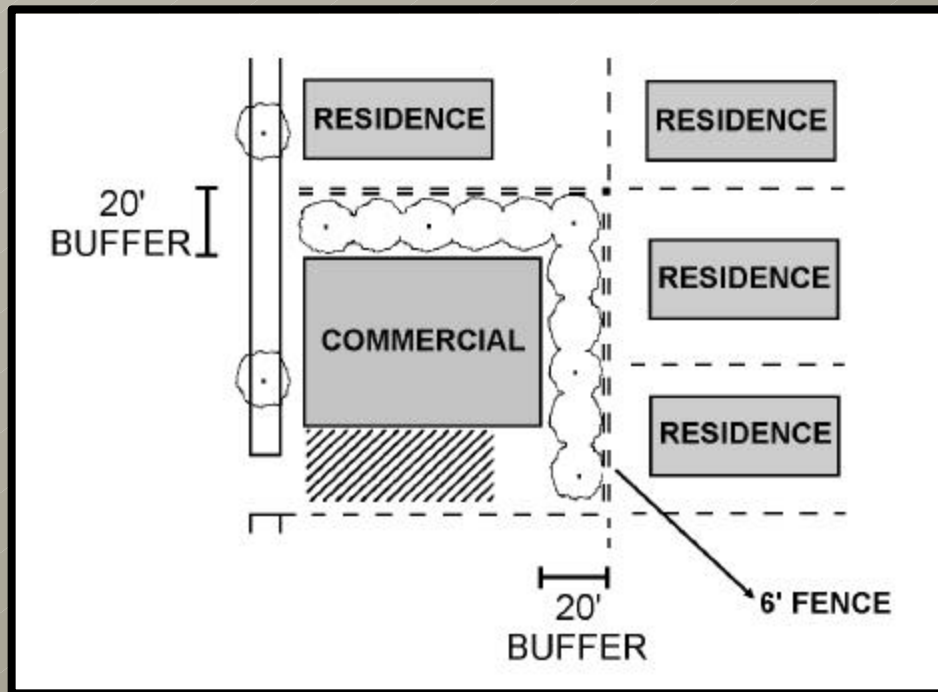
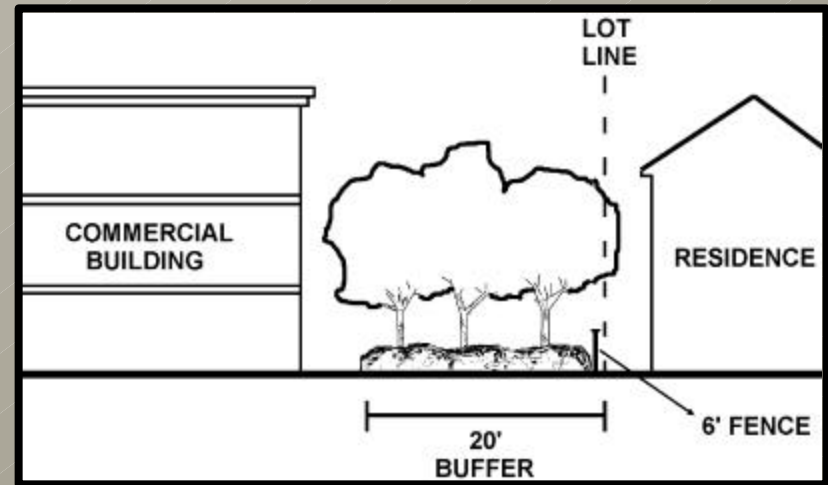
- *Intended for the placement of trees and street furniture*

TREE PLACEMENT

- *Street trees planted a distance of 25 - 40 feet apart*
- *Planting area per tree a minimum of 25 square feet*



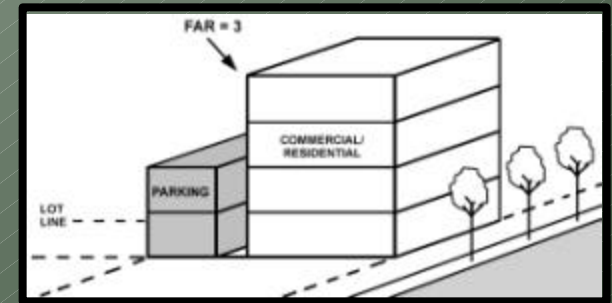
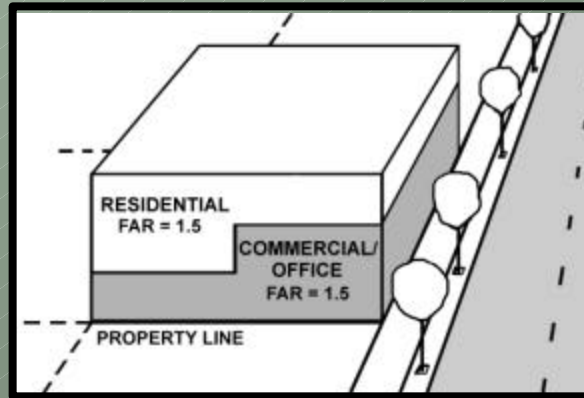
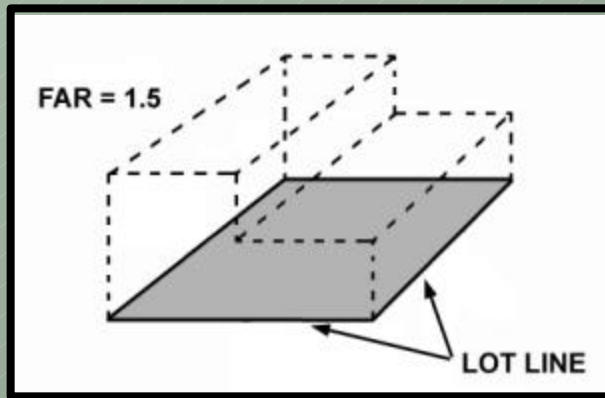
TRANSITIONAL YARDS



- *Buffers shall include permanent opaque walls 6 feet in height*
- *A 20 feet wide landscaped buffer located adjacent to residentially zoned properties*
- *Buffers may be used to accommodate a 10 foot alley*

BULK LIMITATIONS

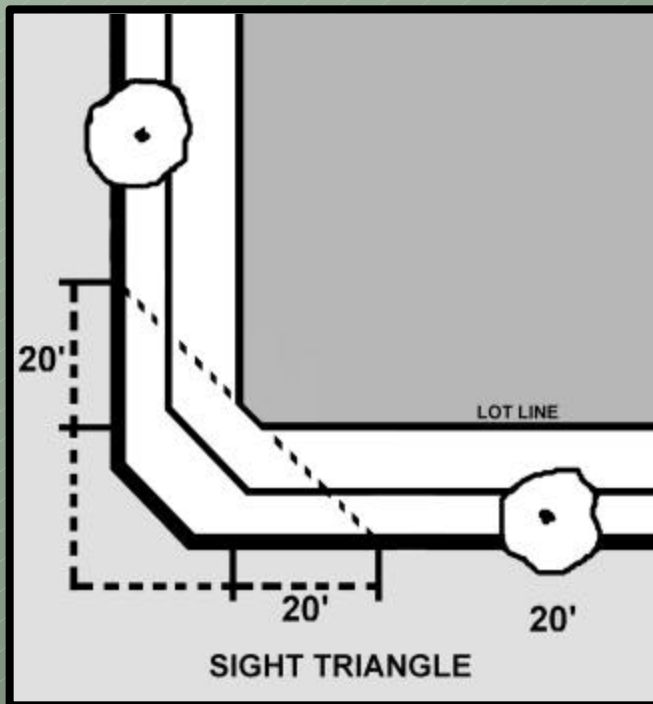
Floor Area Ratio (FAR) = area of building divided by area of the property



- *Nonresidential FAR permitted to 1.49*
- *Multi-family FAR permitted to 1.50*
- *Mixed use not to exceed the sum of the non-residential and residential FAR*
- *Non-heated areas are not included in FAR calculations*

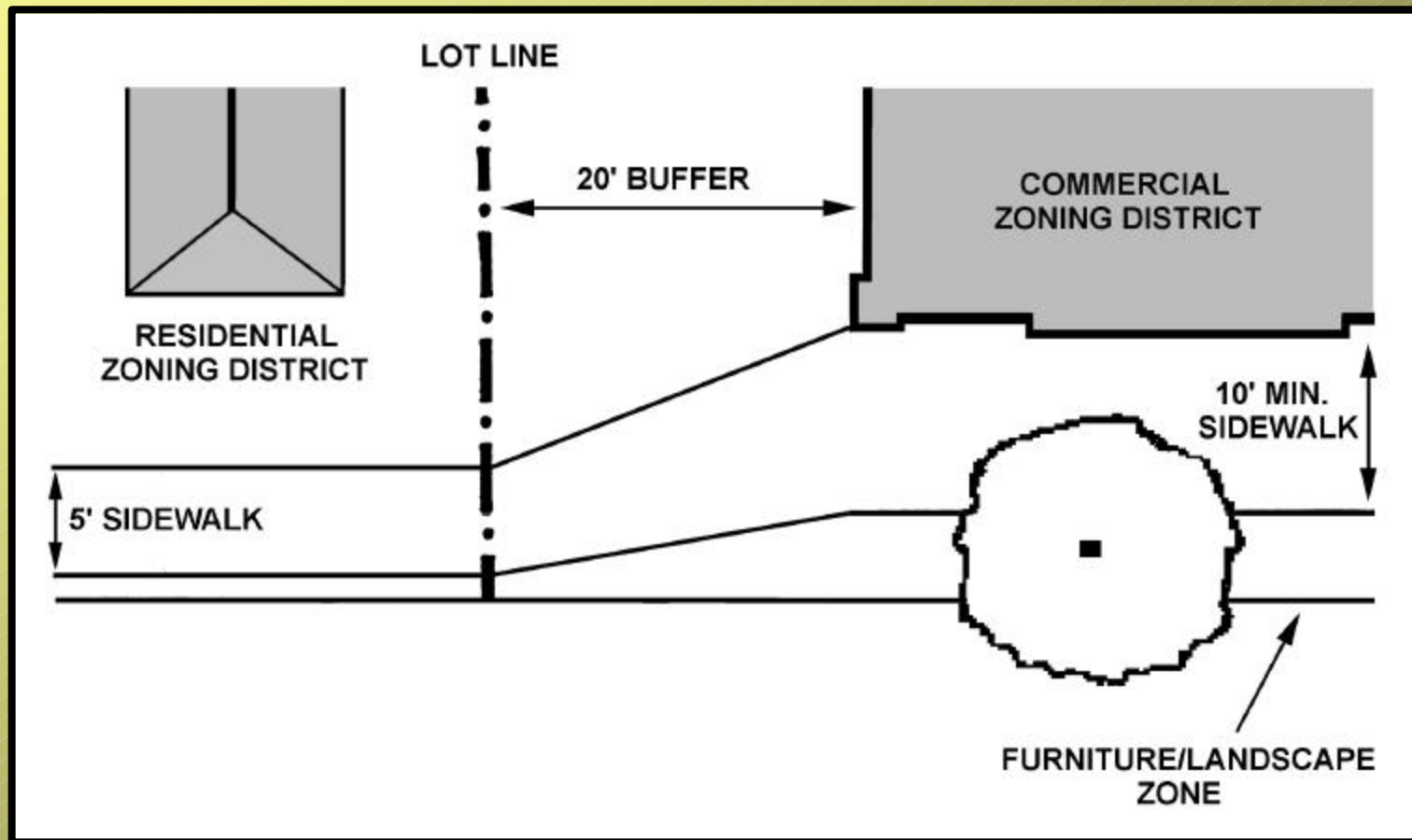
SIGHT TRIANGLE

- Sight triangle to be clear of any impediment between the heights of 2½ feet and 8 feet*



SIDEWALK TAPERING

- Sidewalks within 20 feet of a residential district tapering when necessary to provide a smooth transition to the existing area*

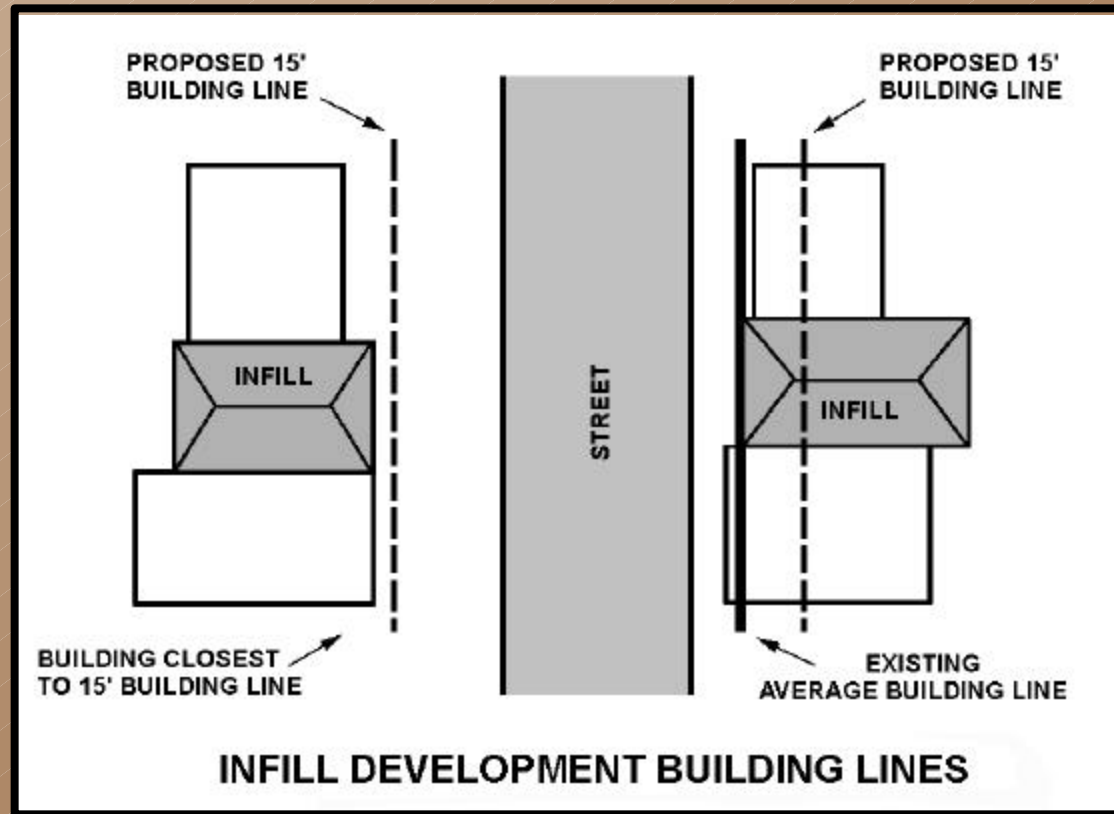


INFILL DEVELOPMENT BUILDING FAÇADE LINES

*Within a block where
50% of the buildings
are built before 1950,
new building façade
lines shall:*

EITHER

- *match that of the nearest building built before 1950 and that is closest to a 15 foot building façade line*

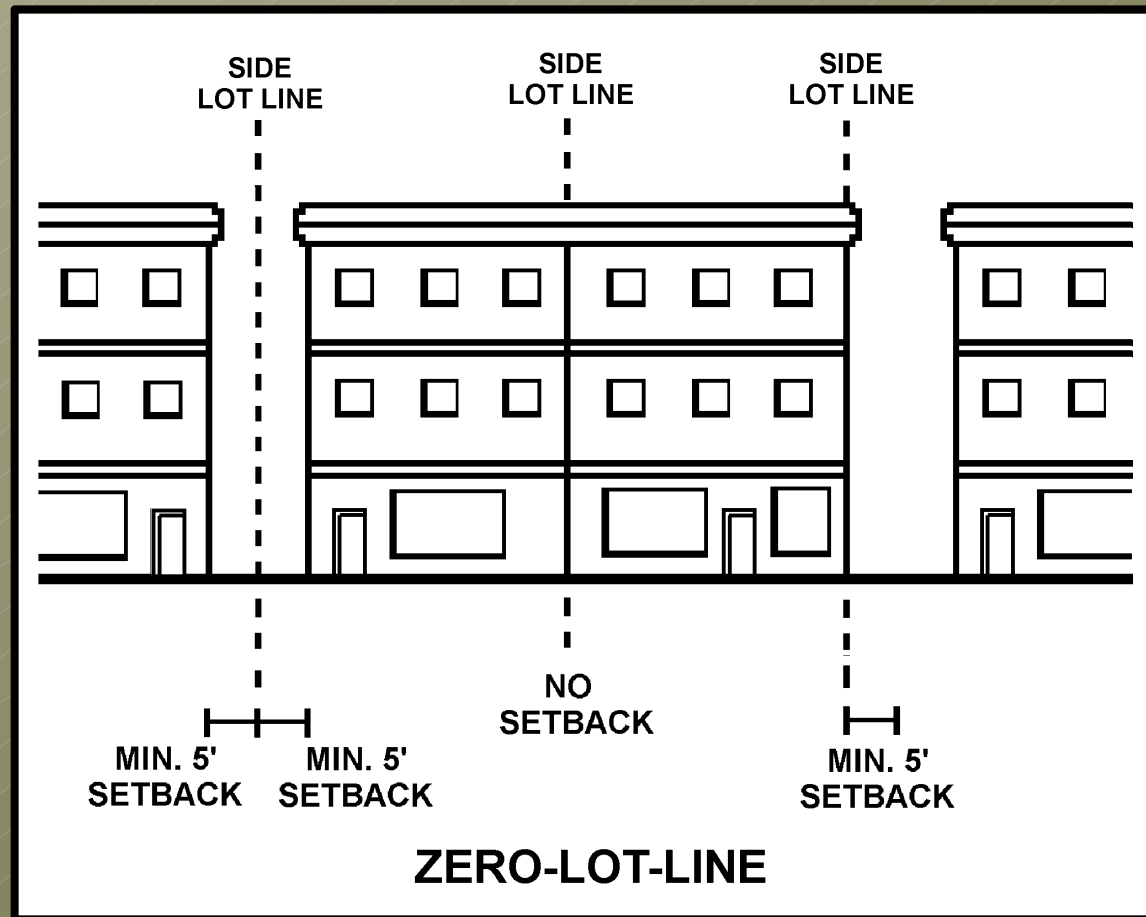


OR

- *equal the average widths of the nearest 2 buildings built before 1950*

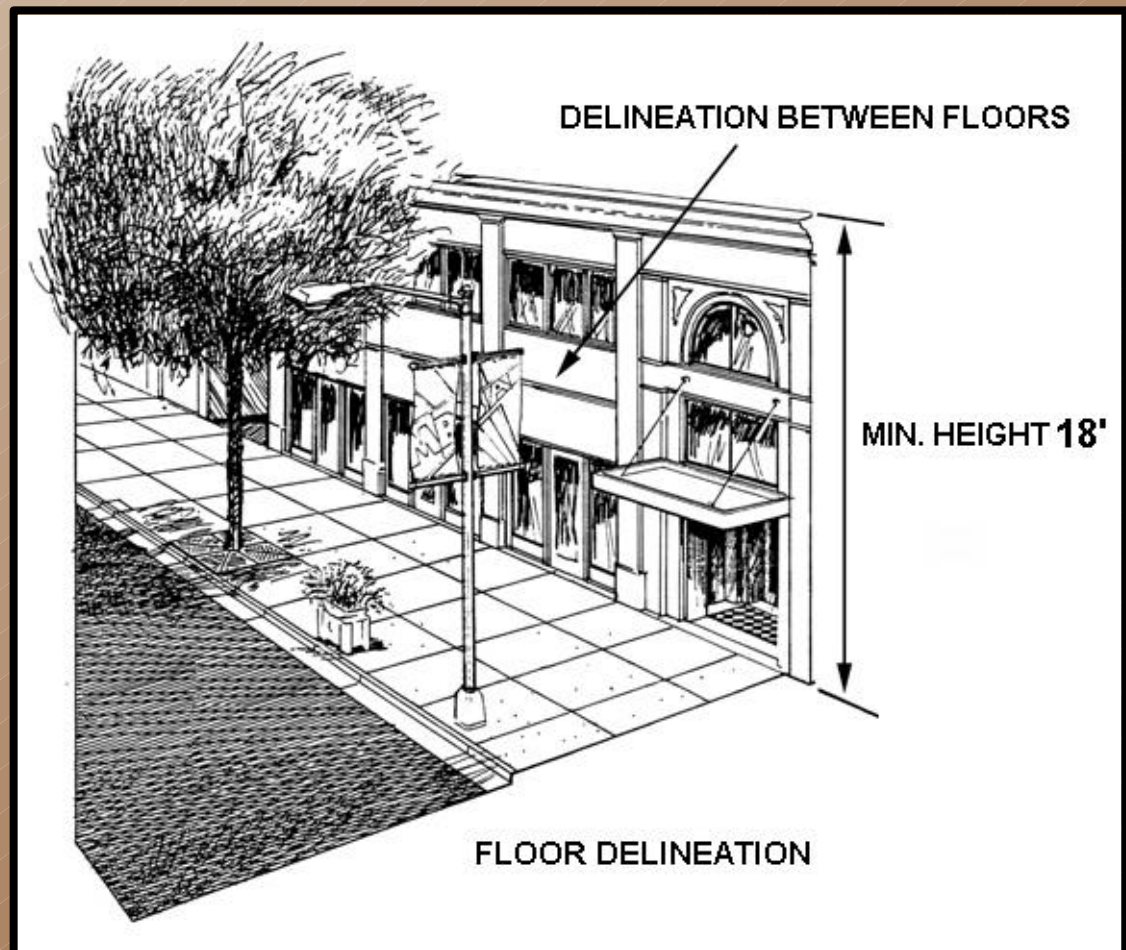
ZERO-LOT-LINES

- *A building shall have zero-lot-lines; or*
- *Shall be set back a minimum of 5 feet from the lot line*

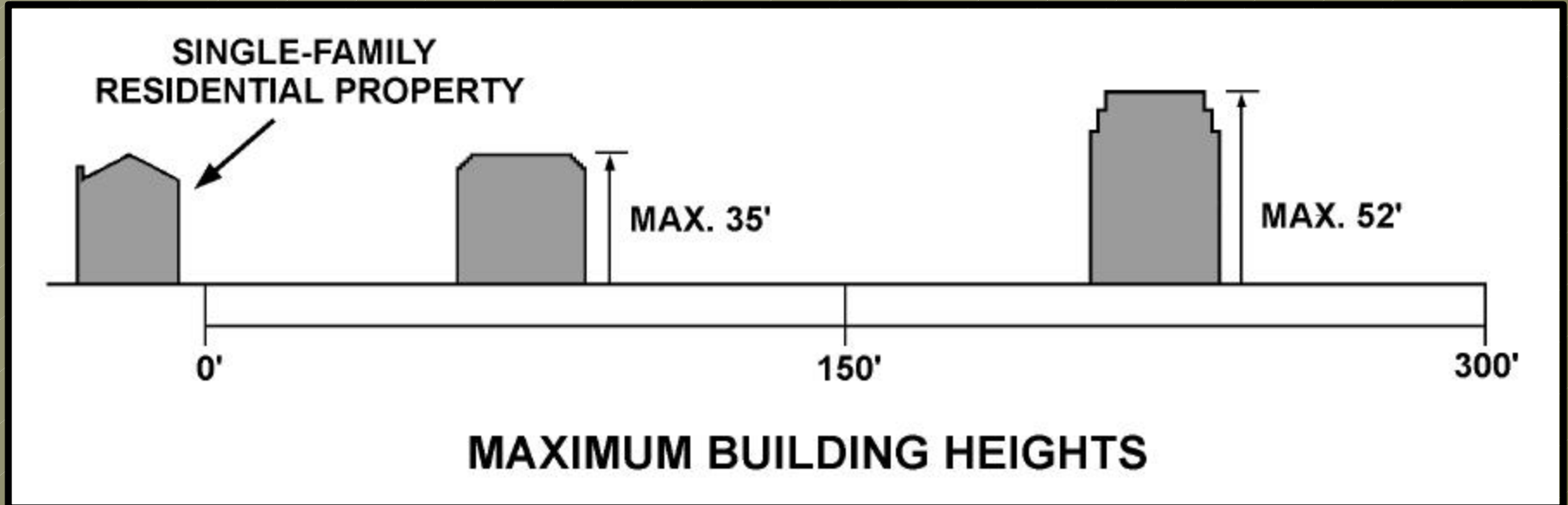


BUILDING HEIGHT & FLOOR DELINEATION

- *Minimum façade height of 18 feet*
- *Belt courses, cornice lines, or similar architectural detailing shall delineate building floors*



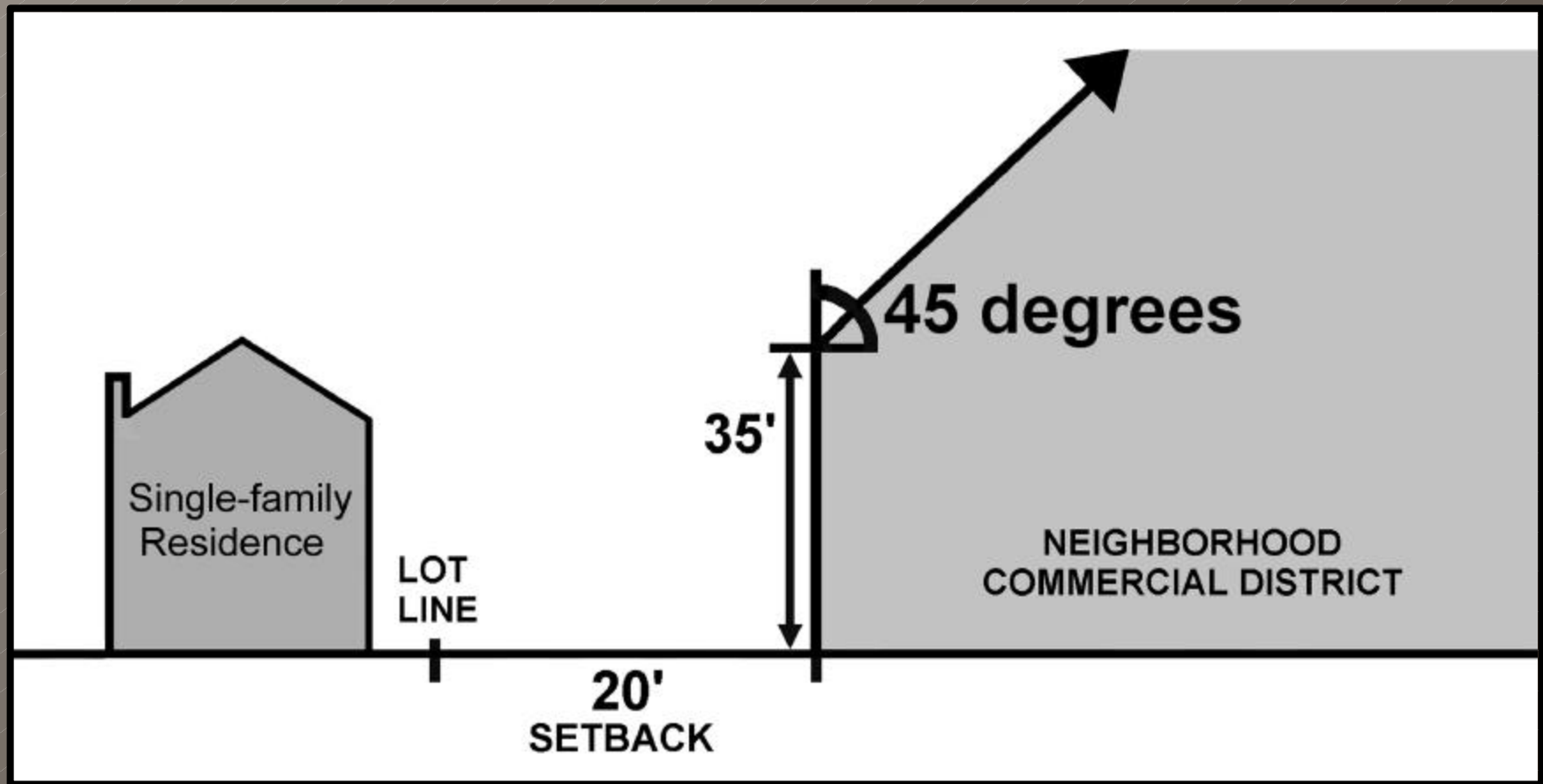
MAXIMUM BUILDING HEIGHTS



- *A maximum 35 feet height for buildings within 150 feet of a single-family residential district*
- *A maximum 52 feet height for buildings between 150 feet and 300 feet from a single-family residential district*
- *District may determine a maximum height for buildings greater than 300 feet from a single-family residential district*

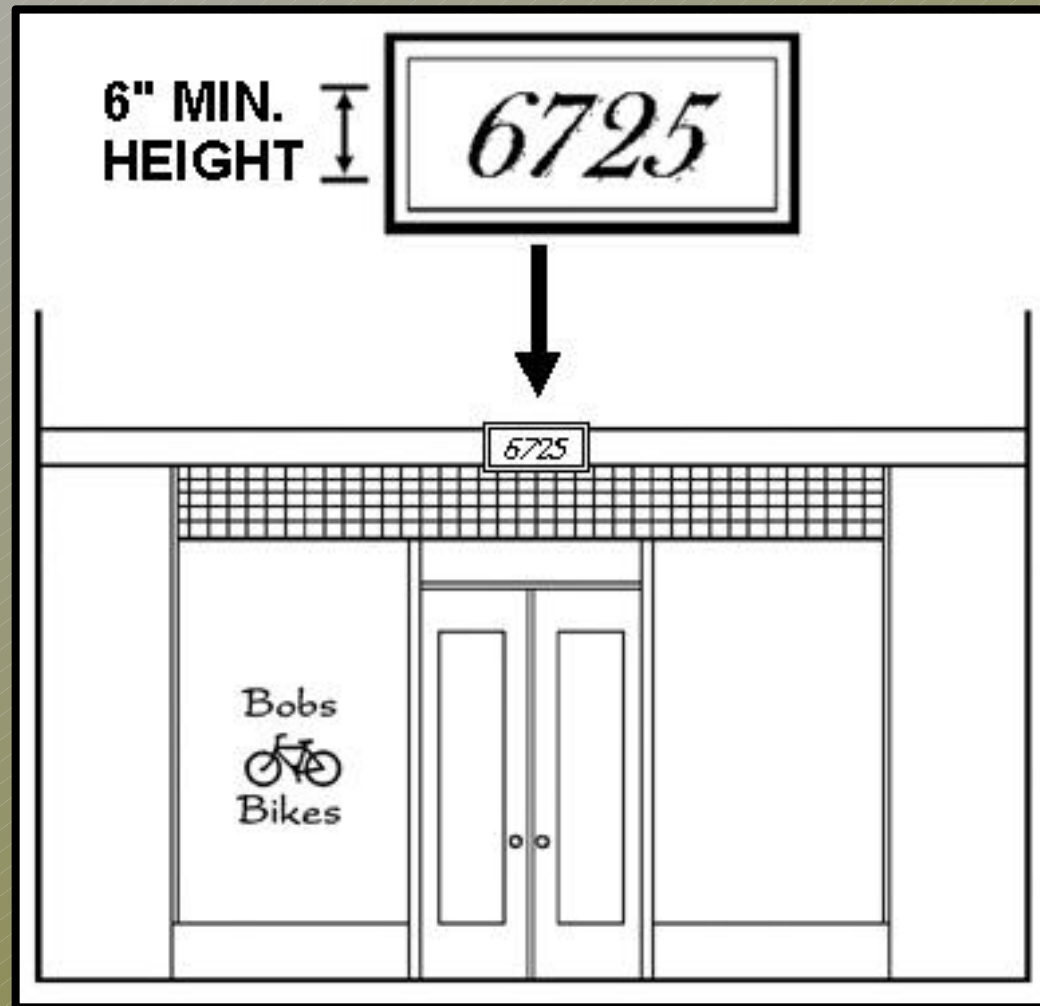
TRANSITIONAL HEIGHT PLANE

- Height plane shall begin 35 feet above the buildable area boundary and extend at an angle of 45 degrees away from a single-family residence*

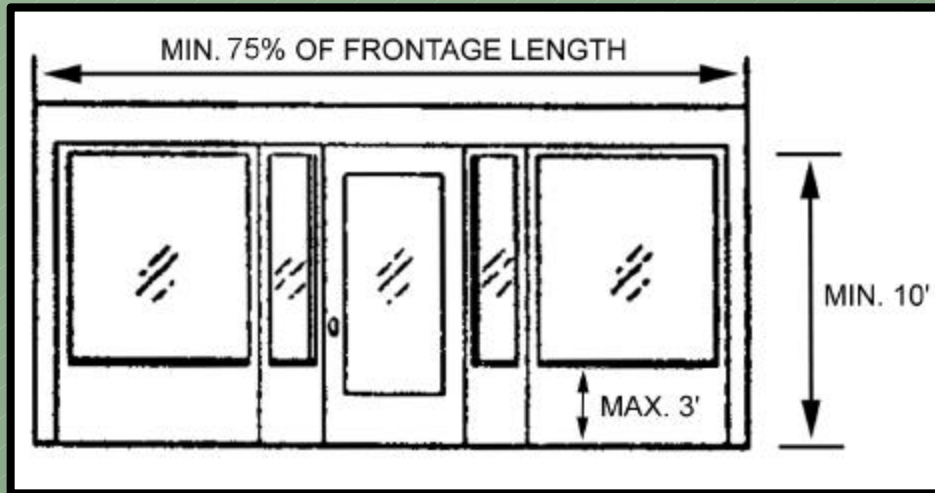


BUILDING NUMBERING

- Above the primary building entrance
- Clearly visible from the sidewalk
- Minimum of 6 inches in height



FENESTRATION (WINDOWS)



All street fronting, ground level development shall have the following requirements:

- *Window frontage a minimum of 75%*
- *Clear, unpainted or otherwise treated glass*
- *Storefronts in keeping with the scale of buildings built before 1950*



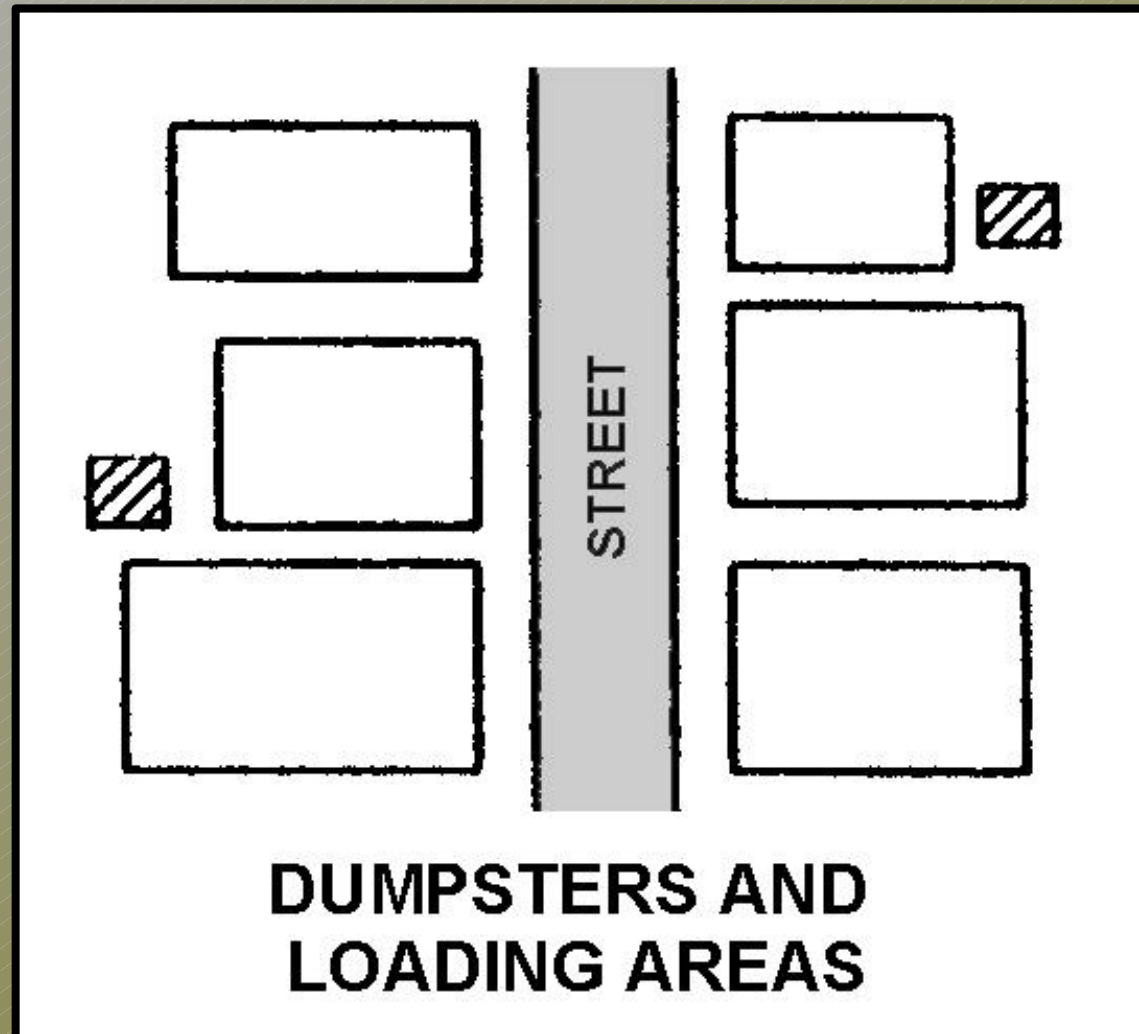
BUILDING ENTRANCES



- *Face and be visible from the street*
- *Directly accessible from the public sidewalk*
 - *Open directly onto the adjacent public sidewalk, or an outdoor dining area or plaza*

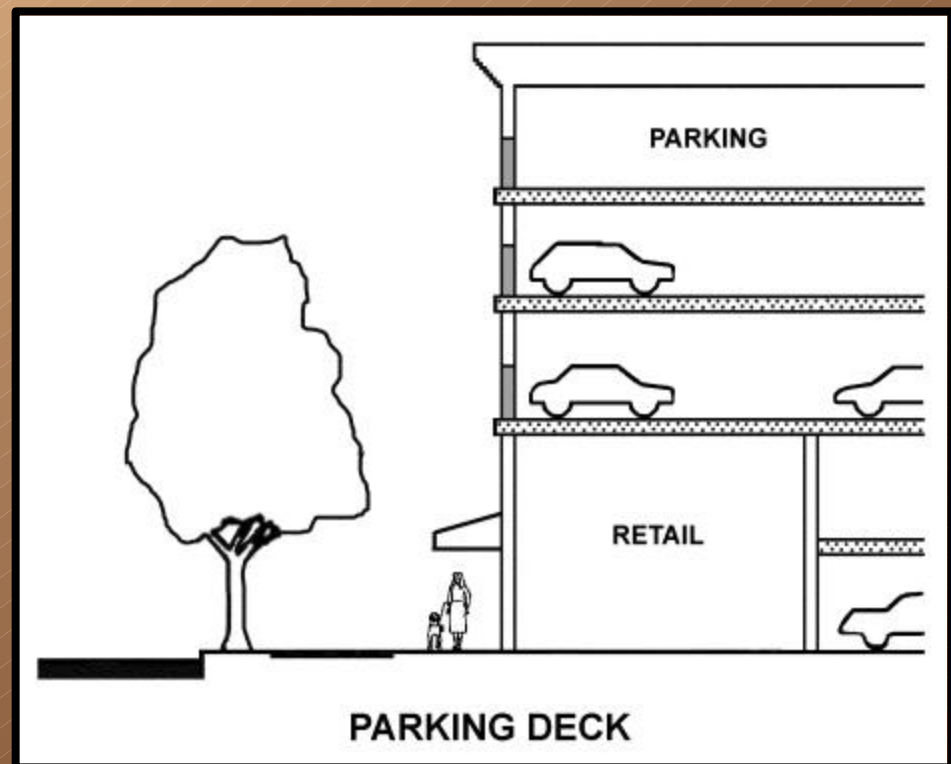
DUMPSTERS & LOADING AREAS

- *Screened or positioned so as not to be visible from any public plaza, outdoor dining area, public right-of way, or residential area*

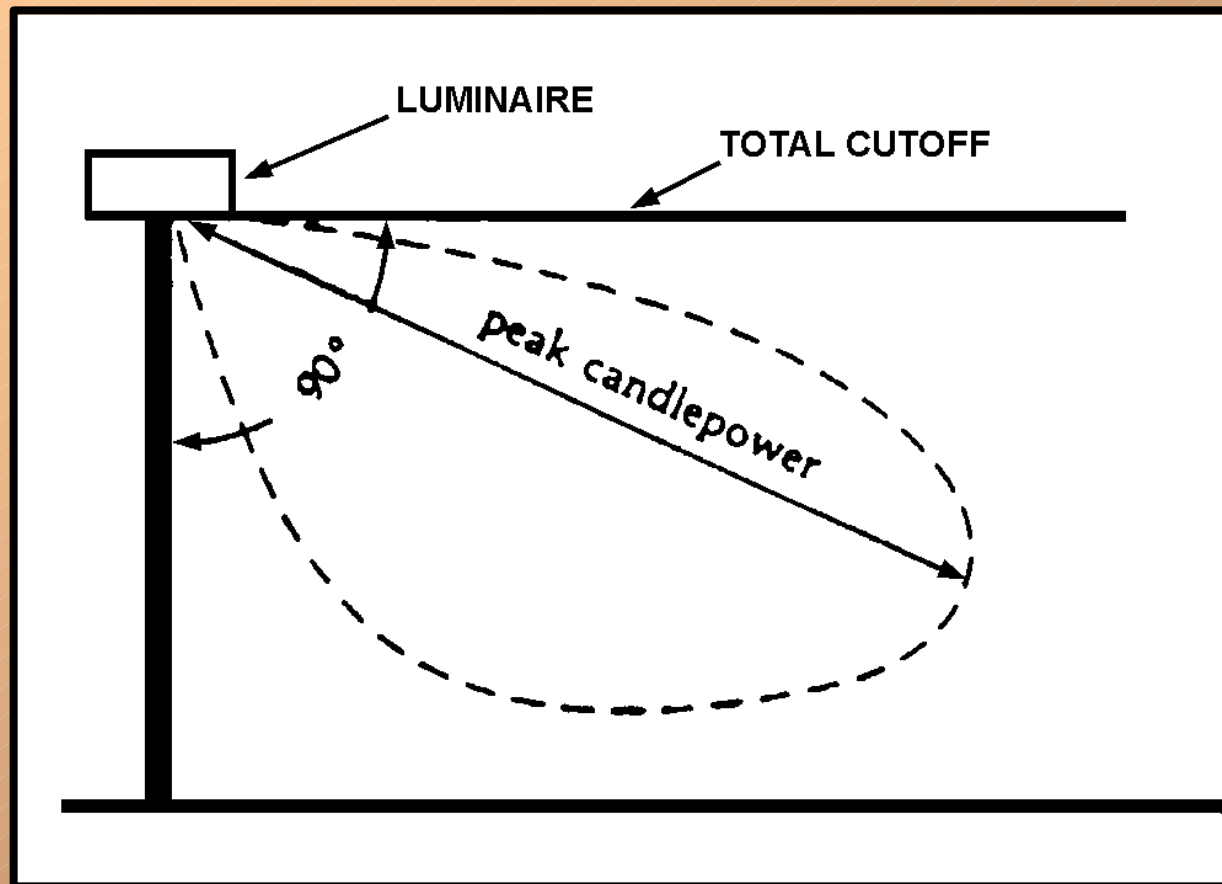


PARKING DECKS

- *Provide continuous street-fronting ground level commercial, office or residential uses*
- *Conceal automobiles from visibility*
- *Have the appearance of a horizontal storied building*



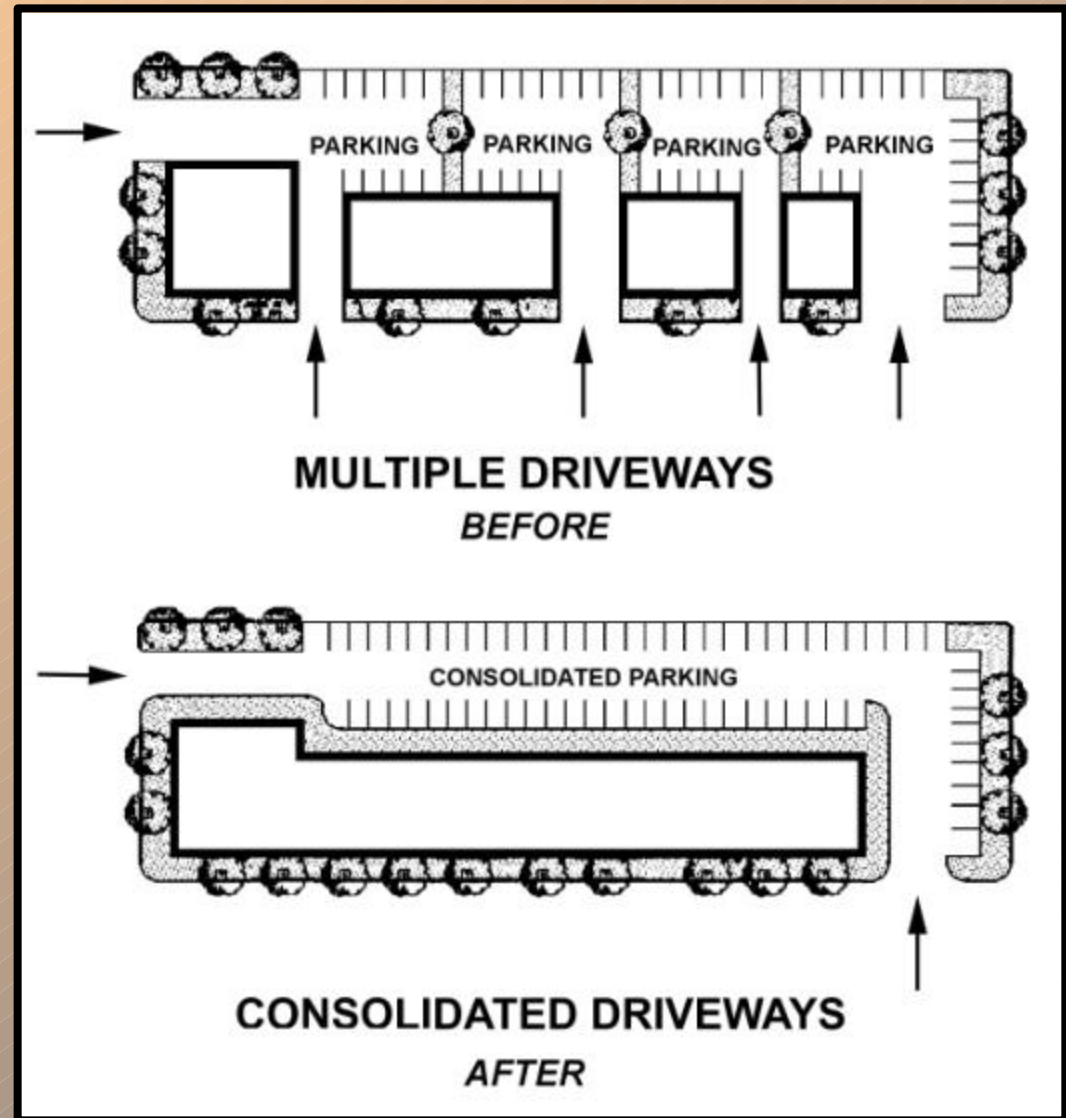
PARKING SECURITY



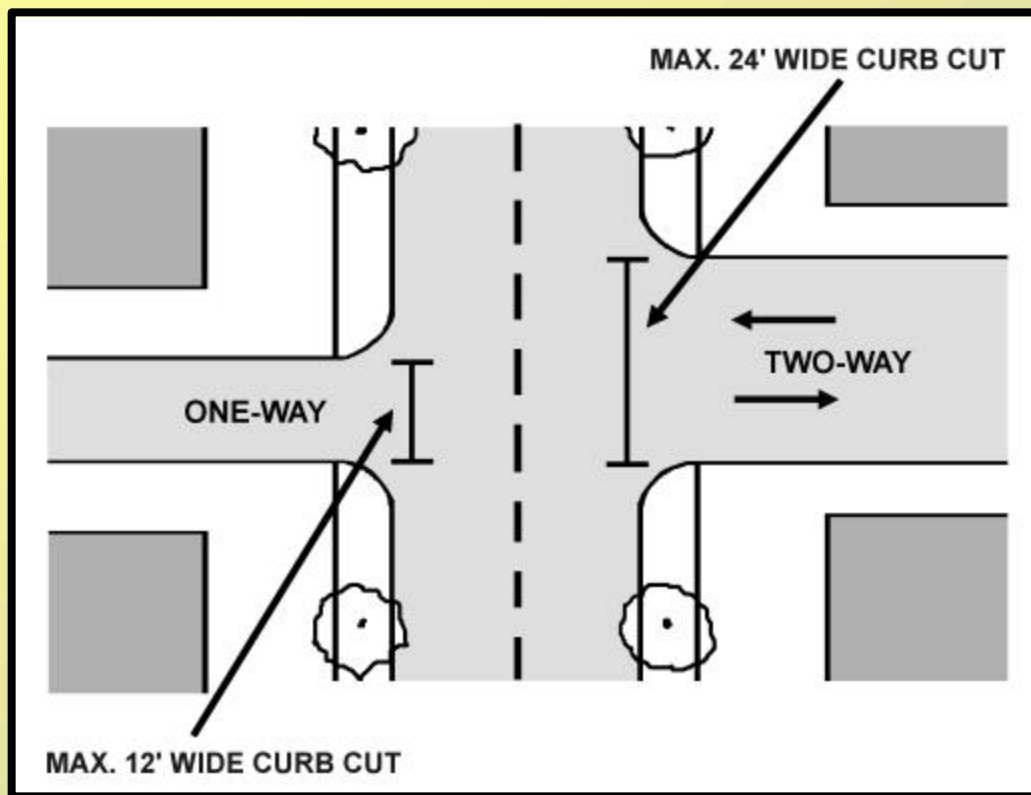
- *Parking areas evenly lit and equal to a minimum of 0.2 footcandle of light*
- *Light spillage onto adjacent residential properties reduced by cutoff luminaire with a maximum 90° illumination*

PARKING LOTS

- *A common or joint driveway when adjacent lots have direct access to a street*
- *A pedestrian walkway connecting the surface parking lot to the public sidewalk*
- *1 electric vehicle charging station for every 50 parking spaces*

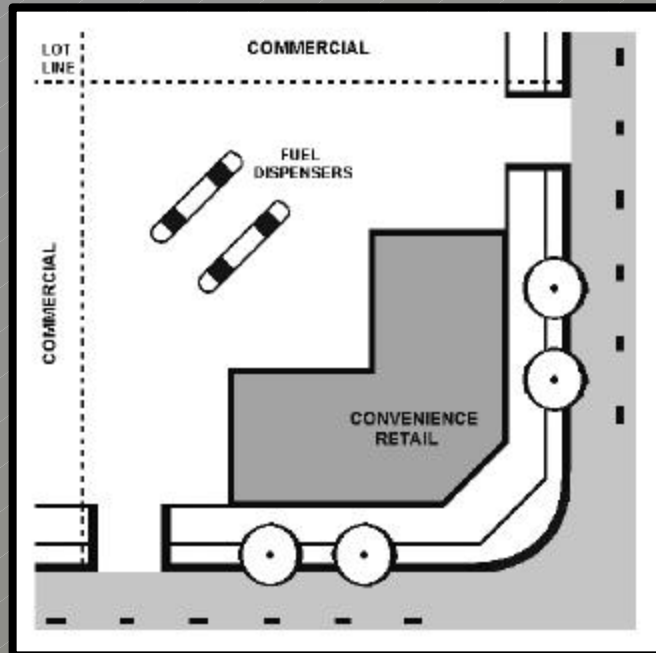


DRIVEWAY WIDTHS



- *Driveway widths shall be 24 feet for two-way entrances and 12 feet for one-way entrances*
- *One driveway for each development with the exception of properties with more than one front yard which may have 2 driveways*

GASOLINE SERVICE STATIONS



- *A maximum of 4 fuel pumps (or 8 fueling position spaces)*
- *Fuel pumps, canopy, or associated service area shall not be located between a building and the street*

- *No car washes or automobile maintenance garages permitted*



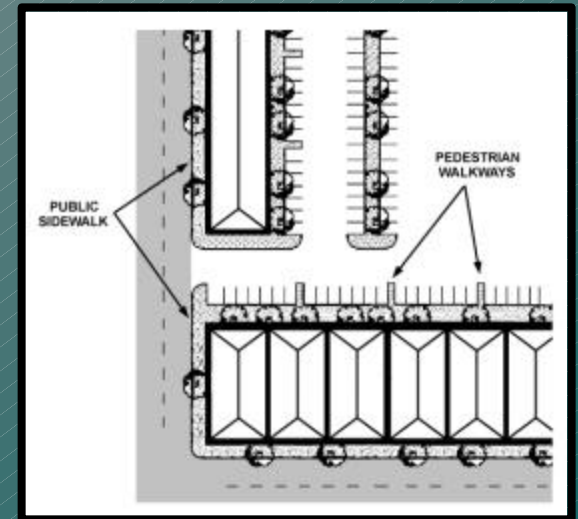
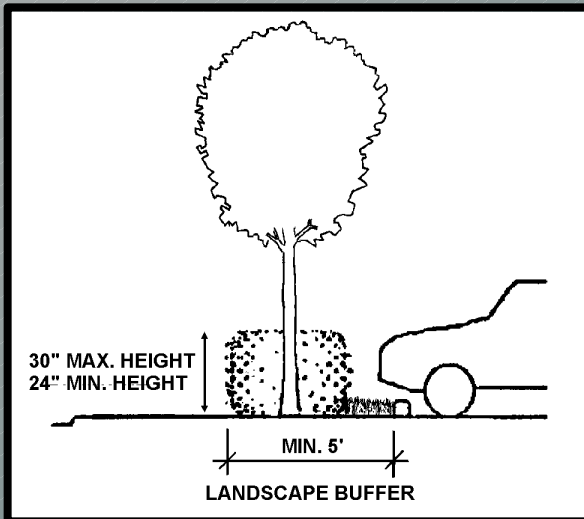
BICYCLE PARKING

- *Bicycle/moped spaces located within the street furniture zone or at least as close as the closest automobile space, except for handicapped parking spaces*
- *At least one (1) bicycle/moped parking space for every 20 automobile parking spaces*
- *No fewer than 3 bicycle/moped parking spaces*

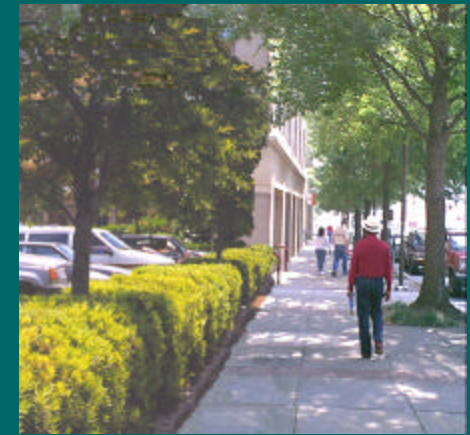


LANDSCAPED BUFFER

- *All parking areas shall have at least 1 tree planted in the landscaped buffer*
- *Trees shall be planted a minimum of 34 feet apart and shrubs shall have a minimum mature height of 24 inches and a maximum height of 30 inches*
- *Parking shall have a continuous landscape buffer*



Neighborhood Commercial District Ordinance



Restoring the heart of your community